

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 9, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard,
Harcourt, Kennedy, Little, Marzari,
Puil and Rankin (arrived 4:00 p.m.)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 9 and 10 students from the Humanities Class at University Hill Secondary School, under the direction of their teacher, Mrs. MacDougall.

CONDOLENCE

The Mayor referred to the recent death of Mr. W.J. VanDusen, Freeman of the City, and paid tribute to Mr. VanDusen's contribution to the cultural and economic well-being of the City. He indicated that an appropriate message of condolence has been sent to Mr. VanDusen's widow and family.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,

THAT the Minutes of the following meetings be adopted:

Regular Council (Except 'In Camera')	- December 12, 1978
Special Council (Court of Revision)	- December 12, 1978
Special Council (Public Hearing)	- December 12, 1978
Special Council (Former CPR Right-of-Way Kitsilano Point)	- January 3, 1979
Inaugural Council	- January 3, 1979.
	- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Highland Restaurant
2780 Kingsway, Vancouver

Council on December 12, 1978, considered a request from Mr. A.K. Thompson, lawyer for Tops 24 Restaurant, to address it with regard to the operation of the Highland Restaurant at 780 Kingsway. At that time, Council also noted a delegation request from Mr. W.F. Guinn, representing the owner of the Highland Restaurant, and resolved that both parties be given an opportunity of addressing Council.

Before Council this day was a letter dated December 8, 1978, from Mr. A.K. Thompson on behalf of Tops 24 Restaurant alleging that the Highland Restaurant is operating contrary to the terms of its development permit in that it does not have the required parking spaces for the number of seats in the restaurant (the Highland is required to provide 4 off-street parking spaces).

Also before Council was a letter dated December 11, 1978, from Mr. W.F. Guinn representing the Highland Restaurant on this matter and a chronological history prepared by the City Manager on the situation with respect to the Highland Restaurant's development permit and the parking requirements.

Mr. A.K. Thompson addressed Council and stated that the Highland Restaurant has at present only one off-street parking space. This causes a problem for his clients as a number of customers of the Highland Restaurant use the Tops 24 Restaurant parking thereby requiring his clients to have the Highland Restaurant's customers' vehicles removed by a towing company.

Mr. W.F. Guinn reviewed the history of this matter and stated the development permit application was approved on the basis that three of the required off-street parking spaces would be provided in the adjacent property owned by Dr. Roy. However, it was subsequently learned that these off-street parking spaces would have to be paved and Dr. Roy was not willing to have this done. Mr. Guinn stated that Dr. Roy does not object to the Restaurant using his property for parking but is adamant about not having the site paved and therefore the Highland Restaurant is unable to use this lot for parking. It was noted that the lane behind the Highland Restaurant which provides access to the adjacent property and the parking is blocked by cement barricades. Mr. Guinn also pointed out that this whole matter is scheduled to come before the Courts on March 27, 1979.

MOVED by Ald. Bellamy,

THAT the owner of the Highland Restaurant be requested to come before Council to show cause why his license should not be suspended.

(Tabled)

MOVED by Ald. Little,

THAT the above motion of Alderman Bellamy be tabled and the Mayor appoint a committee of three Aldermen to meet with representatives of both restaurants in an attempt to resolve this matter and, in the meantime, the Director of Legal Services report on the implications of Council requesting the owner of the Highland Restaurant to appear before it to show cause why its license should not be suspended as this matter is before the Courts.

- CARRIED

(Aldermen Bellamy, Harcourt, Marzari and Puil opposed)

DELEGATIONS (cont'd)2. Rezoning Application - 1000-1002 Thurlow Street & 1070-1076 Nelson Street

In a Manager's report dated December 1, 1978, the Director of Planning reported on an application from Mr. S. de Los Rios and Associates Ltd., for an amendment to the West End Official Development Plan By-law No. 4891 whereby the above property would be redesignated from W.E.D. West End District 'Residential' to W.E.D. West End District 'Local Commercial (C)' for the purpose of erecting a three-storey medical building.

The Director of Planning recommended that the application be not approved as the proposed rezoning cannot be supported because it does not comply with the spirit or intention of the West End Official Development Plan with respect to land use or density permitted for commercial development. In the opinion of the Director of Planning, the proposed amendment would result in both isolated commercial and residential uses with the proposed development providing no amenities or clear advantages to adjacent properties.

In his report the City Manager recommended that the recommendation of the Director of Planning be approved.

Mr. C. Lew and Mr. de Los Rios were present in the Chamber. Mr. Lew addressed Council and requested that Council forward this application direct to a Public Hearing. He stated that the proposed development is adjacent to a large senior citizens housing development and therefore the medical/dental facilities would be convenient for the residents of this housing development.

Mr. H.W. Gray, Zoning Planner, spoke in support of the Director of Planning's recommendation.

MOVED by Ald. Ford,

THAT the recommendation of the City Manager contained in his report dated December 1, 1978, be approved and therefore, this application be not approved.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

(Alderman Harcourt requested and received permission to be excused from voting due to a conflict of interest)

UNFINISHED BUSINESS1. Heritage Festival Society Budget

Council on December 12, 1978, considered a report from the Council Committee on the Arts dated December 6, 1978, and approved the following recommendations of the Committee:

"A. THAT \$57,500 be approved in principle now for Heritage Festival 1979 programs and presented to the 1979 Council for confirmation in advance of 1979 budget approval in order that other cost-sharing arrangements and planning may proceed.

B. THAT if and when confirmed by the 1979 Council, the funds be provided to the Heritage Festival Society in two equal instalments: one in early January and one by April 1, 1979."

MOVED by Ald. Puil,

THAT Council confirm approval of \$57,500 for Heritage Festival 1979 in advance of 1979 budget approval in order that other cost-sharing arrangements and planning may proceed;

FURTHER THAT these funds be provided to the Heritage Festival Society in two equal instalments: one in early January and the other by April 1, 1979.

- CARRIED

(Aldermen Boyce and Little opposed)

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COMMUNICATIONS OR PETITIONS

1. Goals for Vancouver Program Consultants' Draft Report on Goals

Council noted a communication dated December 21, 1978, from the Vancouver City Planning Commission indicating that early in 1979 the Commission will be requesting a joint meeting with City Council to review its progress to date on its goals for Vancouver Program and to jointly consider the type of program that should be pursued during 1979.

MOVED by Ald. Puil,

NOTED BY MR. FAIR,
THAT the communication dated December 21, 1978, from the
Vancouver City Planning Commission be received.

- CARRIED UNANIMOUSLY

2. Rory's Auto Towing Ltd. & Westburn Services Ltd.

Council on December 12, 1978, approved a recommendation from the Community Services Committee that Rory's Towing Ltd. and Westburn Services Ltd. be requested to appear before Council to show cause why their licenses should not be revoked. Council further resolved that this show cause hearing be heard by Council at its meeting on January 9, 1979.

Before Council for consideration was a request dated December 15, 1978, from Mr. A.J. Achtem representing Rory's Towing Ltd. and Westburn Services Ltd. requesting deferment of the show cause hearing to the latter part of January because of the fact that the writer and another principal in his firm will be away on Christmas vacations. Also before Council was a further letter dated January 5, 1979, from Mr. Achtem stating that he will not be available to appear before Council from January 9th to 16th and requesting that Council set a new hearing date.

MOVED by Ald. Harcourt,

THAT Council reluctantly accede to the request of Mr. A.J. Achtem for a deferment of the show cause hearing with respect to Rory's Towing Ltd. and Westburn Services Ltd.;

FURTHER THAT this show cause hearing be scheduled for the Council meeting on January 23, 1979, and the principals involved be advised the matter will definitely proceed on that date and that Council will not agree to any further deferment.

- CARRIED UNANIMOUSLY

3. Use of Downtown Parking Corporation's Funds

In a letter dated December 18, 1978, Mr. Bud Elsie apprised, that at its meeting on December 12, 1978, the Downtown Business Association's Board of Directors requested that Mr. E.A. Keate, President and Managing Director of the Downtown Parking Corporation, be given an opportunity to appear before Council to present a recommendation regarding the use of a portion of DPC generated funds.

The Mayor advised his office had contacted Mr. Elsie who had indicated that Mr. Keate would be willing to appear before the Finance Committee at an early meeting.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Use of Downtown Parking
Corporation's Funds (cont'd)

MOVED by Ald. Harcourt,

THAT this matter be referred to the Standing Committee on Finance and Administration for consideration at its meeting on January 18, 1979.

- CARRIED UNANIMOUSLY

4. Visit of French Warships
March 1 to 6, 1979 -
Grant Request

Council noted a request from the Vancouver Sea Festival Society for a grant of \$3,000 to assist it to act as entertainment hosts for the forthcoming visit of two French Warships to Vancouver from March 1 to 6, 1979. This grant request is separate from the Vancouver Sea Festival Society's grant request for its Sea Festival.

MOVED by Ald. Boyce,

THAT consideration of this matter be deferred pending a report from the City Manager on implications and precedences which could be established by Council approving this grant request.

- CARRIED UNANIMOUSLY

5. Eviction of Coal Harbour Marine Village

Council noted requests from Mrs. Daphne Burke on behalf of the residents of Coal Harbour Marine Village, Mr. Frank Ogden and Mr. D.C. Davenport, Solicitor for Western International Hotels Ltd. to address Council with respect to the Bayshore Inn's order to the residents that they vacate this marine village.

MOVED by Ald. Kennedy,

THAT the delegation requests be approved and representations be heard when the City Manager's report on this matter is before Council.

- CARRIED UNANIMOUSLY

6. Appointment of New Executive
Assistant to the Mayor

In a memorandum dated January 4, 1979, the Mayor recommended that Mr. George Madden be hired as Executive Assistant to the Mayor at a starting salary of \$25,860 (1978 figures, being the first step of Pay Grade 31), effective January 1, 1979, on such other contractual and financial terms as may meet with the approval of the Mayor, City Manager and Mr. Madden.

MOVED by Ald. Puil,

THAT the recommendation of the Mayor as contained in his memorandum dated January 4, 1979, be approved.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

7. P.N.E. Multiplex Proposal

Council noted a memorandum dated January 4, 1979, from the Mayor referring to Council resolutions of October 17, 1978, and November 28, 1978, on the P.N.E. Multiplex proposal. In his memo the Mayor stated he has made it clear publicly that he personally will support Council approving the P.N.E. as the appropriate site for the new Multiplex, without the need of having a study for alternative sites carried out.

The following are the motions which were before Council:

"Council on October 17, 1978, resolved:

THAT

- (1) Council request the G.V.R.D. to participate in a study of alternate options for the location of a major regional stadium and exhibit facilities
 - (a) in Vancouver (in particular on the north side of False Creek), and
 - (b) in the Lower Mainland;
 with costs estimated at \$30,000 to be shared equally by the City and the G.V.R.D.
- (2) The Director of Planning, in consultation with the G.V.R.D. and the City Engineer, be instructed to hire a consultant to carry out the study and report back within four months.
- (3) Funds of \$15,000 be made available to cover the City's share of the costs with a further \$15,000 to be authorized should the G.V.R.D. decline to participate financially.
- (4) The City/G.V.R.D. LRT Study Team co-ordinate its work with the study of site options for a stadium/exhibit facilities.
- (5) The P.N.E. be requested to give every assistance to the consultant to facilitate completion of the study."

"Subsequently on November 28, 1978, Council passed the following motion:

THAT Council defer any further action on this whole matter pending reconsideration in 1979 of its previous actions."

Council also noted a request dated January 5, 1978, from Mr. Ian Mass to address it this day on this matter. It was noted that Mr. Mass' brief had been previously circulated to Council members.

MOVED by Ald. Harcourt,

THAT Mr. Mass' request to address Council this day on the P.N.E. Multiplex proposal be approved.

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Gerard, Kennedy and Puil opposed)

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

P.N.E. Multiplex Proposal
(cont'd)

MOVED by Ald. Bellamy,
THAT Council's resolution of October 17, 1978, on the
proposed new P.N.E. Stadium and Multiplex be rescinded.

- CARRIED

(Aldermen Ford, Harcourt and Marzari opposed)

MOVED by Ald. Bellamy,

THAT the Pacific National Exhibition be approved as the appropriate site for the new Multiplex.

(Carried)

(Aldermen Ford, Harcourt and Marzari opposed)

MOVED by Ald. Little in amendment,

THAT the following be added to the above motion of Alderman Bellamy:

"Further in no way does this approval of the site commit Vancouver City Council in respect of details of the proposed development or in regard to financial participation."

- LOST (tie vote)

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

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The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 5:45 p.m.

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 5, 1979

Works & Utility Matters
(January 5, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Revision of the Waterworks By-law No. 4848
 - Cl. 2: Arterial Street Paving - Reduction to Property Owners
 - Cl. 3: Tender - Uniforms and Raincoats - Policemen & Firemen
 - Cl. 4: Lease Renewal - Portions of Oak Street, South of 77th Avenue
 - Cl. 5: Pavement and Curbs - Oliver Crescent, Macdonald to Alamein

Clauses 1, 2, 3 and 4

MOVED by Ald. Puil

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Ald. Rankin excused from voting on Clause 3 due to conflict of interest.)

Pavement and Curbs - Oliver Crescent,
MacDonald to Alamein (Clause 5)

When considering this clause, Council noted a letter dated January 8, 1979 from J.D. & N.G. Hay in support of their request that Council undertake this project on special grounds.

MOVED by Ald. Little

THAT Council notify property owners that on February 6, 1979 Council will consider undertaking a Local Improvement Project for pavements and curbs - Oliver Crescent, MacDonald to Alamein - on special grounds and that Mr. Hay and other owners will be heard on that date as delegations.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(January 5, 1979)

121 West 5th Avenue -
Condition of Property (Clause 1)

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager contained in
this clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(January 5, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Hardship Cases
 - Cl. 2: Kensington N.I.P. - Improvements to Glen Park
 - Cl. 3: Kensington N.I.P. - First Church of the Nazarene Recreation Area
 - Cl. 4: 6875 Balaclava Street - D.P.A. N. 82675

Continued . . .

CITY MANAGER'S REPORTS (Continued)

Building and Planning Matters
(January 5, 1979) (Continued)

Hardship Cases
(Clause 1)

During consideration of this clause, the Mayor referred to the possibility of appeals from the decision of the Hardship Committee being dealt with by the Community Services Committee with power to act and indicated that this matter will be discussed fully at a later date.

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(January 5, 1979)

Austin Hotel, Granville Street -
Fire By-law (Clause 1)

MOVED by Ald. Kennedy

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(January 5, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Investment Matters (Various Funds) November 1978
- Cl. 2: Riley Park N.I.P. Appropriation of Funds - Hillcrest Park Fieldhouse Improvements
- Cl. 3: Janitorial Staff - Kitsilano War Memorial Community Centre

Clauses 1 and 2

MOVED by Ald. Bellamy,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Janitorial Staff - Kitsilano War
Memorial Community Centre (Clause 3)

Alderman Little requested that the Park Board and the Director of Finance report on the operation of health clubs in community centres; this report to include operating and staffing costs, appropriateness of providing these facilities in community centres, as well as whether or not the anticipated revenues from these operations will cover the operating costs.

The Mayor so directed.

NOTE: No action was taken on this clause at this time.

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CITY MANAGER'S REPORTS (Continued)

Personnel Matters
(January 5, 1979)

Corporate Planning Retreat Session
for Senior Officials (Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed)

Property Matters
(January 5, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Lease Option - Branch Library - Champlain Mall
- Cl. 2: Sale of Industrial Property - Intersection of Georgia and Glen Streets
- Cl. 3: Rental Review - Rogers Street End V.M. Dafoe Machine Shop
- Cl. 4: Subdivision of City Lands situated at 41st Avenue and Clarendon Street

Clauses 1, 2, 3 and 4

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(January 4, 1979)

View Corridor -
North End of Hornby Street

During consideration of this report, Alderman Harcourt referred to a letter from Dominion Construction requesting that they be included on the Committee to explore various alternatives to have a building on this site.

The City Manager advised that the statement in the report that the Committee would explore alternatives with the owner implied that the owner would be included in all discussions held by the Committee.

MOVED by Ald. Puil

THAT Council appoint a Committee consisting of the City Manager, the Director of Planning, the City Engineer and the Chairman of the Planning & Development Committee to explore with Dominion Construction various alternatives to having a building on the site at the north end of Hornby Street.

- CARRIED UNANIMOUSLY

C. Manager's Report
(January 4, 1979)

Preliminary Work for Opening of
Marine Way near Boundary Road

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (Continued)

D. Manager's Report
(January 2, 1979)

City-owned Property, North Side of
47th Avenue, East of Balsam Street

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard
SECONDED by Ald. Puil

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4068,
BEING THE PLUMBING BY-LAW

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AUTHORIZE THE BORROWING OF
CERTAIN SUMS OF MONEY FROM JANUARY 16,
1979, to JANUARY 15, 1980, PENDING THE
COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Puil,
SECONDED by Ald. Little,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane Purposes
(South 10' of the West 30' of Lot 9,
Block 317, D.L. 526, Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Gerard.

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of the West 30 feet of Lot 9, Block 317,
District Lot 526, Plan 590;

deposited in the Land Registry Office in the City of Vancouver,
Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

1. Senior Citizens' Information Centre at City Hall

Alderman Kennedy requested and received permission to amend his motion to read as follows:

MOVED by Ald. Kennedy
SECONDED by Ald. Gerard

THAT WHEREAS there are approximately 65,000 senior citizens, aged 65 years and over, presently living in the City of Vancouver;

AND WHEREAS the actual numbers of senior citizens as well as their ratio to the population as a whole is expected to increase considerably over the next 25 years;

AND WHEREAS health, housing, recreation and social services, Federal and Provincial pensions and programs, SAFER, GAIN and a host of other services, programs and facilities for senior citizens are provided under a myriad of Governmental and private auspices;

AND WHEREAS senior citizens in Vancouver often encounter difficulties in obtaining full and complete information about such services, programs and facilities available to them;

THEREFORE BE IT RESOLVED THAT this Council request the City Manager to examine the need for and feasibility of locating a Senior Citizens' Information Centre at City Hall through co-operation with existing information services in the City and to report back to City Council.

- LOST

(Aldermen Boyce, Ford, Harcourt, Marzari, Puil
and Rankin opposed.)

(Underlining denotes amendment.)

Continued . . .

MOTIONS (cont'd)

Senior Citizens' Information
Centre at City Hall (cont'd)

MOVED by Ald. Ford,
SECONDED by Ald. Marzari,

THAT the City purchase from SPARC of B.C. 10,000 copies of its Senior Citizens' Guide to Services in B.C. at a cost of \$4,500.00 for distribution throughout the City's information resources.

(Notice)

Notice was called and recognized by the Chair.

NOTICE OF MOTION

The following Notices of Motion submitted by Alderman Rankin were recognized by the Chair:

1. Urban Transit Authority

THAT WHEREAS negotiations are proceeding between the Urban Transit Authority and the Greater Vancouver Regional District for a transit service contract, including bus routes and schedules for the City of Vancouver;

AND WHEREAS tens of thousands of Vancouver citizens are vitally affected by these matters;

AND WHEREAS two members of Vancouver City Council are Provincial Government appointees to the Urban Transit Authority;

THEREFORE BE IT RESOLVED THAT these two appointees report to Vancouver City Council, in good time, the details of any proposed transit contract, in order that City Council may consider them along with all interested citizens and organizations affected.

(Notice)

2. Electoral Reform

THAT WHEREAS this meeting of Vancouver City Council recognizes the will of the majority on the question of the full ward system, 51.7% having expressed themselves in favour in the 1978 plebiscite;

AND WHEREAS this majority also involved approval in 96 out of 135 polling districts, or approximately three quarters of the City;

THEREFORE BE IT RESOLVED THAT

- A. Vancouver City Council formally ask the Provincial Government to enact legislation amending the Vancouver City Charter in such a way as to require that from 1980 onwards, Vancouver citizens will elect members of Council under a full ward system, the precise details to be left for City Council's decision.
- B. Vancouver City Council establish a Full Ward Implementation Commission, whose sole purpose will be to hold public hearings in all of Vancouver's communities, to obtain the views of the citizens of Vancouver on the number of wards, their boundaries, and the number of Aldermen per ward, in line with the 1977-78 Council's advertisement on electoral reform.

(Notice)

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ENQUIRIES AND OTHER MATTERS

Provincial Restriction
on Municipal Budget

Alderman Little referred to the recent announcement by the Provincial Government of financial restrictions on Municipal Governments and queried if Council will receive a report on this matter.

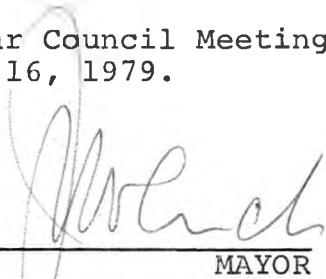
The City Manager advised that this matter is on the agenda for the meeting of the Standing Committee on Finance and Administration, Thursday, January 11, 1979.

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The Council adjourned at approximately 6:20 p.m.

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The foregoing are Minutes of the Regular Council Meeting of January 9, 1979, adopted on January 16, 1979.



MAYOR



CITY CLERK

MANAGER'S REPORTDATE December 1, 1978

TO: Vancouver City Council
SUBJECT: Rezoning Application: 1000-1002 Thurlow Street and 1070-1076 Nelson Street
CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. S. de Los Rios, S. de Los Rios and Associates Ltd., applicant, requesting an amendment to the West End Official Development Plan By-law No. 4891 whereby 1000-1002 Thurlow Street and 1070-1076 Nelson Street, Explanatory Plan 1647 of Lot 9, Block 8, D.L. 185, Plan 92 would be redesignated from W.E.D. West End District "Residential" to W.E.D. West End District "Local Commercial (C)" for the purpose of:

'erecting a three-storey medical building of approximately 2.75 floor space ratio with underground parking for 25 cars. The objective of the proposal is two-fold:

- (1) To provide the West End community with much needed care facilities in a location near to both St. Paul's Hospital and a senior citizens' home on Nelson Street, and
- (2) To improve the existing environment by replacing the current rundown houses on the site with a new architecturally planned building designed specifically to a residential scale and flavour so as to improve and blend into the surrounding neighbourhood.'

Site Description

The site is located on the southeast corner of Nelson and Thurlow Streets and is comprised of three lots having a total frontage on Nelson Street of 66 ft. (20.117 metres), a total frontage of 131 ft. on Thurlow Street (39.92 metres) producing a total site area of 8,646 sq. ft. (803.240 m²). (See Appendix A map).

The site is presently zoned W.E.D. West End District and designated under the Official Development Plan By-law No. 4891 for residential, social, recreational and public uses. The three lots comprising the site are presently each developed with a two-family dwelling resulting from conversion (during the 1920's) of the then existing large one-family dwellings.

The lands surrounding the site are zoned W.E.D. and designated under the Official Development Plan By-law for development comparable to that permitted on the site in question. Lands to the north of the site across Nelson Street are developed with a variety of apartments ranging in height from 3 storeys to 5 storeys plus basement. A 20-storey senior citizens' apartment building exists on the northwest corner of Nelson and Thurlow Streets. The block to the west of the site is largely developed as Nelson Park, although two older residential buildings remain in addition to Lord Roberts School. To the east of the site for a distance of 198 feet along Nelson Street, the lands are zoned for residential uses - a seven storey apartment building existing immediately adjacent to the site on the east with an old, empty garage building existing to the east of this apartment. (This garage had previously been used for auto storage and auto body repair). To the south of the site, across a 33 ft. lane, there exists a 22-storey apartment building. Further to the south at the southeast corner of Comox and Thurlow Streets, the lands are zoned D.D. Downtown District and developed with St. Paul's Hospital.

Background

Prior to the rezoning of this site and other lands in the area to W.E.D. West End District in August of 1975, the site was zoned RM-4A Multiple Dwelling District and has been zoned for residential use since it was first zoned (prior to 1931). The West End Official Development Plan reinforces the primarily residential character of the area.

Proposed Development

Preliminary sketch drawings submitted with the application and stamped 'Received, City Planning Department, July 24th, 1978', indicate a proposed three-storey plus cellar medical building with an estimated 24 individual office units. 28 underground off-street parking spaces are indicated with vehicular access from the lane to the south of the site. Reference is also made to the provision of off-street loading spaces although the drawings are insufficient to clearly illustrate the adequacy of the proposed layout. The applicant's figures indicate a proposed floor space ratio of 2.75.

Analysis

Previous and Current Zoning

Under the previous RM-4A Multiple Dwelling District, development was restricted to a maximum floor space ratio of approximately 1.4 with a provision that this could be increased to a maximum of approximately 2.2, subject to site coverage and underground parking. Commercial uses were not permitted. Under the current W.E.D. and the accompanying Official Development Plan, the maximum permitted floor space ratio for this site is 2.75. The site is also restricted to a maximum of 110 dwelling units per acre, however, this may be increased to a maximum of 140 dwelling units per acre at the discretion of the Development Permit Board. Residential, Social, Recreational and/or Cultural Uses are permitted on the site. Commercial uses may be permitted only if:

- (a) They are pedestrian-oriented 'convenience commercial', (i.e. corner store), do not exceed a maximum of approximately 1,000 square feet of floor area, and input is received from residents in the immediate neighbourhood; or
- (b) The site contains a designated 'A' Heritage Building, in which case the Development Permit Board may, in its discretion, permit alternate commercial uses within the building.

The proposed development at a floor space ratio of 2.75 would represent a total of 23,777 square feet ($2,208.909 \text{ m}^2$) of commercial space (more than 20 times that permitted as a 'convenience commercial' use).

Requested Rezoning

While the site is located near the boundary of the D.D. Downtown District where commercial uses are permitted, the nearest sites in the Downtown District are occupied by social and institutional uses (two heritage churches and St. Paul's Hospital). The proposed commercial designation and use would not be compatible with the predominantly residential character of the immediate neighbourhood.

Should the rezoning of the site be approved as proposed, the mid section of this block on Nelson Street (designated for residential use under the West End Official Development Plan) would be isolated between the proposed office development and the Downtown District which exists on the easterly one-half of this block.

The development of a commercial building on this site would likely generate a larger number of vehicle trips at this intersection throughout the day than would residential use. This intersection already carries considerable traffic from two one-way adjacent streets (Thurlow and Nelson Streets). There are also uncertainties associated with traffic volumes and circulation patterns at this intersection in relation to the proposed Nelson Park Tunnel and Bute-Thurlow Couplet.

Medical offices accommodating some 50 physicians are already developed 3 blocks away on Burrard Street. A development enquiry has also been received by the Planning Department indicating a proposal for additional medical and dental offices in the 900 Block of Helmcken (in the D.D. Downtown District) 3½ blocks from Nicholson Towers, the senior citizens development at Thurlow and Nelson Streets.

Nicholson Towers residents presently have access to daily medical care through Long Term Health Care registered nurses who have a specific office in Nicholson Towers. A good number of the resident seniors are mobile and either use a bus or receive complimentary taxi service through the local Resource Board offices to reach their physicians. The majority of these seniors prefer to use the services of their long-standing physicians who are not necessarily located in the nearby community.

The proposal to rezone this site to Local Commercial ('C') with a maximum floor space ratio of 2.75 is not in accordance with the maximum commercial floor space ratio permitted in either 'Local Commercial' or 'Commercial with Hotel' areas identified under the West End Official Development Plan. All Local Commercial ('C') areas in the West End are restricted to a maximum of 1.2 floor space ratio for commercial use. Non-commercial uses may also be permitted in addition to or instead of permitted commercial uses, however, any such development is restricted to a maximum floor space ratio of 2.2. Areas designated for commercial use including hotels ('CH') are restricted to a maximum floor space ratio of 2.5. Approval of the proposed development would therefore require an amendment to the West End Official Development Plan By-law. The amendment required would create a new land use designation for this site to permit the proposed commercial use at a density not presently permitted elsewhere in the W.E.D. West End District. Approval would also likely result in increased pressure for similar rezoning and development particularly in the W.E.D. lands between the D.D. Downtown District and Thurlow Street. Disagreement with subsequent applications would be difficult.

Conclusion

The proposed rezoning cannot be supported as it does not comply with the spirit or intention of the West End Official Development Plan with respect to land use or density permitted for commercial development. The proposed amendment would result in both isolated commercial and residential uses with the proposed development providing no amenities or clear advantages to adjacent properties.

Proposals for this site involving residential use only, or residential use and a maximum of approximately 1,000 sq. ft. of the convenience commercial use, would be in keeping with the intent of the Official Development Plan. Such proposals could involve either retention and rehabilitation of the existing buildings or redevelopment of the site.

It is also noted that within three blocks of the St. Paul's Hospital site, ample suitably zoned land exists within the D.D. Downtown District to accommodate the proposed use and density. In addition, lands along Davie Street two blocks to the south in the W.E.D. West End District, are designated for local commercial use and could accommodate the proposed use at a maximum floor space ratio of 1.2.

The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14

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MANAGER'S REPORT, JANUARY 5, 1979 (WORKS: A1 - 1)

WORKS & UTILITY MATTERSRECOMMENDATION1. Revision of the Waterworks By-law No. 4848

The City Engineer reports as follows:

"Amendments to the Waterworks By-law are recommended for water connection fees and meter installation fees.

An explanation of the above recommended changes is provided in the Engineering Department's letter report to the City Manager dated December 15, 1978. For Council's convenience, the following summary of the changes recommended in the letter report is given:

The cost of installing water service pipes and water meters is recovered from the customer from fees levied under the Waterworks By-law. The fees for installing water service pipes and meters were last changed in May of 1978. To keep pace with inflation, a revision in the fee schedule is now recommended. The new fee structure recommended will cover costs for a one-year period.

SCHEDULE 'A' Service Pipe or/Connection Fee

<u>Service Pipe Size</u>	<u>Present Fee</u>	<u>Proposed Fee</u>
20 mm (3/4")	\$490.00	\$505.00
25 mm (1")	\$565.00	\$645.00
40 mm (1½")	\$730.00	\$835.00
50 mm (2")	\$920.00	\$945.00
80 mm (3")	'at cost'	'at cost'
100 mm (4")	'at cost'	'at cost'
150 mm (6")	'at cost'	'at cost'
200 mm (8")	'at cost'	'at cost'
300 mm (12")	'at cost'	'at cost'

SCHEDULE 'G' Fees for Installation of Water Meters

<u>Size of Standard Meter</u>	<u>Present Fees</u>		<u>Proposed Fees</u>	
	<u>Meter on City Property</u>	<u>Meter on Private Property</u>	<u>Meter on City Property</u>	<u>Meter on Private Property</u>
17 & 20 mm (5/8" & 3/4")	\$ 195.00	\$ 65.00	\$ 195.00	\$ 70.00
25 mm (1")	\$ 195.00	\$ 65.00	\$ 195.00	\$ 70.00
40 mm (1½")	\$ 205.00	\$ 75.00	\$ 220.00	\$ 80.00
50 mm (2")	\$ 215.00	\$ 85.00	\$ 245.00	\$ 90.00
80 mm (3")	\$1 270.00	\$120.00	\$1 270.00	\$130.00
100 mm (4")	\$1 375.00	\$150.00	\$1 375.00	\$160.00
150 mm (6")	\$1 700.00	\$200.00	\$1 870.00	\$200.00
200 mm (8")	'at cost'	\$250.00	'at cost'	\$250.00
250 mm (10")	'at cost'	\$300.00	'at cost'	\$300.00

Size of Fire Line (Low Head Loss) Meter

<u>Size of Standard Meter</u>	<u>Meter on City Property</u>	<u>Meter on Private Property</u>	<u>Meter on City Property</u>	<u>Meter on Private Property</u>
100 mm (4")	'at cost'	\$250.00	'at cost'	\$250.00
150 mm (6")	'at cost'	\$300.00	'at cost'	\$300.00
200 mm (8")	'at cost'	\$350.00	'at cost'	\$350.00
250 mm (10")	'at cost'	\$400.00	'at cost'	\$400.00

The City Engineer recommends that the proposed by-law changes, as tabulated in the letter report to the City Manager, dated December 15, 1978 and outlined above, be approved in principle and that the new fees take effect February 19, 1979."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

MANAGER'S REPORT, JANUARY 5, 1979 (WORKS: A1 - 2)

2. Arterial Street Paving - Reduction to Property Owners

The City Engineer reports as follows:

"Council on September 26, 1978 approved a 25% reduction in local improvement charges to residential (one and two family) properties for the paving and curbing of arterial streets. The reduction is to apply to projects placed on the Tax Roll in 1979 or later. The required amendment of the Local Improvement Procedure By-law was passed on November 28, 1978.

The procedure to give this reduction is for Council to designate the streets as 'thoroughfares'. In the future this will be done when projects are advanced - this report recommends designation of streets already advanced but not yet placed on the Tax Roll.

One project has been omitted from the list, Quebec Street from 2nd Avenue to a point north of Terminal Avenue and Terminal Avenue from Quebec Street to Main Street. One parcel on this project is zoned RS-1, but is really 'not-yet-zoned' rather than planned for one-family use. Reduction does not seem appropriate.

Funds to cover the reductions were approved by Council in September.

29th Avenue from Nanaimo Street to Joyce Road has not previously received through street authority under the Street and Traffic By-law; although it is on the route of the proposed 25th Avenue crosstown bus, which Council has approved in principle. This authority should be granted coincident with the designation of a section as 'thoroughfare'.

I recommend that the streets on Appendix "A" be designated as thoroughfares for the purposes of Part I of the Local Improvement Procedure By-law, and that 29th Avenue from Nanaimo Street to Joyce Street be granted through street authority under the Street and Traffic By-law."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Tender No. 12-79-1 - Uniforms and Raincoats -
Policemen & Firemen

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the subject tender were opened on December 11, 1978 and referred to the Chief Constable, Fire Chief and Purchasing Agent for tabulation and report.

Funds for this purchase will be provided in the 1979 Revenue Budget.

Three bids were received as follows:

	GORDON CAMPBELL LTD.	RANKIN UNIFORMS LTD.	SAINTHILL- LEVINE UNIFORMS
Police Dept. Uniforms	\$ 77 083.00	\$ 78 509.95	\$ 82 355.71
Fire Dept. Uniforms	\$ 85 075.00	\$ 88 232.55	\$ 78 895.38*
Pound Uniforms	\$ 1 252.00	\$ 1 271.50	\$ 1 276.24
TOTALS	\$163 410.00	\$168 014.00	\$162 527.33*

* Incomplete bid - no price for raincoats. Low bid for this item submitted by Gordon Campbell Ltd. @ \$8 670.00.

MANAGER'S REPORT, JANUARY 5, 1979 (WORKS: A1 - 3)

Clause No. 3 cont'd:

RECOMMENDATION

We recommend acceptance of the overall low bid to meet specifications, submitted by Gordon Campbell Ltd., for the supply of 1979 Policemen's, Firemen's and Pound Officers' Uniforms, at an estimated total cost of \$163 410.00, plus 5% Provincial S.S. Tax. These will be manufactured in Vancouver. The cloth is also manufactured in Vancouver by Gordon Campbell Ltd."

The City Manager RECOMMENDS that the recommendation of the Chief Constable, Fire Chief and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Lease Renewal - Portions of Oak Street,
South of 77th Avenue

The Supervisor of Properties reports as follows:

"Two portions of Oak Street, (20' x 67' and 20' x 45'), are leased to the North Fraser Harbour Commissioners as an employees' parking lot for a 10-year period, at a nominal rental of \$5.00 per annum. The balance of Oak Street end is open to access to the water lots. The current lease is subject to a six (6) month notice of cancellation and expires May 31, 1979. The North Fraser Harbour Commissioners have requested renewal of the above lease for a further period of ten (10) years and the City Engineer is agreeable to the renewal subject to the same terms and conditions of the previous lease.

With respect to the nominal rental, it is the policy of the North Fraser Harbour Commissioners to lease foreshore areas to the City at nominal rates, such as the sewer outfalls fronting Manitoba and Elliott Streets; hence, the City leases properties such as this on a nominal rental basis to the Commission.

It is therefore recommended that effective June 1, 1979, the above portions of Oak Street be renewed for a further period of ten (10) years to the North Fraser Harbour Commissioners, subject to the same terms and conditions as the existing lease, rental to remain at \$5.00 per annum, the new agreement being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Pavement and Curbs - Oliver Crescent, Macdonald to Alamein

The City Engineer reports as follows:

"A Local Improvement Petition for paving and curbing this block has been circulated but returned insufficiently signed. In an accompanying letter, Mr. J.D. Hay points out the unusual situation and asks if a means can be found to improve this block. Mr. Hay has asked to appear before Council on this matter and this report is to assist Council.

BACKGROUND

The situation is shown on the attached sketch.

- On the north side of the street there are 4 properties (one of them flanking Oliver and fronting on Alamein).

MANAGER'S REPORT, JANUARY 5, 1979 (WORKS: A1 - 4)

Clause No. 5 cont'd:

- On the south side there are 12 lots, all running through from King Edward or from Puget Drive and all developed to face those streets and to back onto Oliver.

Petitions were attempted in 1966 and 1968 but were unsuccessful. In view of the unusual situation, the paving was advanced on the Initiative in 1975 but was defeated with 11 out of 16 owners objecting. The current petition has signatures from all 4 of the properties on the north side but to be sufficiently signed, it would also need 7 of the 12 owners on the south. It has two signatures from the south side (plus one 'half-signature').

LETTERS

In letters dated May 24 and July 31, 1978, Mr. Hay says:

'I believe our complaint is a legitimate one - we are interested in improvement of a very unattractive outlook from our home. One questions the tax charge of \$1 439.26 this year for a residential lot with an unimproved street - the south side of Oliver Crescent has open ditches, tall grass and the appearance of a lane.'

'We feel very strongly that our position in this matter should not be jeopardized by the neighbours backing on our street. It seems an inequity that they have for many years enjoyed the privilege of paying only one-half the cost of similar improvements on King Edward Avenue - and will continue to do so until such time as Oliver Crescent is curbed and paved. If this privilege is not to be used, perhaps it should be removed.' and

'The block of residents opposing the petition are mainly those whose properties front on King Edward Avenue. Three objections have been voiced:

1. Oliver Crescent is their lane and its present condition is good enough.
2. Concern about the cost of controlling the runoff which presently goes into open ditches. We understand this would be controlled by adequate drainage on the south side of Oliver Crescent if the project goes ahead.
3. The creation of a speedway on Oliver Crescent. This is already a fact, and it would seem to follow that a less hazardous condition would prevail if the street were properly curbed. None of the homes have small children.

One point has been raised by the proponents of the petition who have double-fronted properties - that they be granted low curb access entry to their already established off-street parking facilities.'

Double-Frontage Relief

Mr. Hay's first point refers to the provision in the Local Improvement By-law that double-fronting residential sites (sites which have another street behind, instead of a lane) pay for only one-half of their frontage on each street - so that when both streets have been paved, they have paid their frontage only once.

The westerly two of the lots on the south side of Oliver run through to Puget Drive. Double-frontage relief was not given when Puget was paved in 1932. The by-law at that time provided that such lots pay full width of the first street paved and one-half on the second. The remaining 10 of the 12 lots on the south side of Oliver run through to King Edward Avenue and did receive double-fronting relief when it was paved in 1960.

Other South Side Concerns

Drainage problems experienced on the south side were reduced by installing drain tile and filling the ditches. This appears to have solved the ground water problems; however, some problems exist with surface runoff which presently runs down the south side driveways onto the road and across to the north side. Curbs will eliminate this problem.

Crossings and drop curbs conforming to accepted standards will be provided at the time of construction.

MANAGER'S REPORT, JANUARY 5, 1979 (WORKS: A1 - 5)

Clause No. 5 cont'd:

One-Side Project

We have considered the possibility of curbing only the north side of Oliver Street but this is not recommended because curb installation and grading will require a full regrade of the existing street, which will then have to be asphalted. The shoulders on the south side would not be paved so would still be a source of maintenance problems. Water from the south side driveways would still tend to cross the road unless the shoulders were reshaped to take all surface runoff from the driveways. Further, the people on the north side, having paid for curbing, would still be looking across at an unfinished situation.

COSTS AND FUNDS

- estimated total cost	\$24 100
- estimated City's share	17 900
- estimated Property Owners' share	6 200
- estimated Property Owners' rate	\$12.42 per foot or \$ 1.69 per foot per year

The source of the City's share should be the same as if the project were 'by Petition' - 1979 Basic Capital - Streets.

The Vancouver Charter limits the tax to any property under Special Grounds. Subject to 1979 Property Assessments and to a proposed Charter amendment, this would reduce the Property Owners' share and increase the City's share by some \$200.

ALTERNATIVES

The alternatives available in dealing with Mr. Hay's request include the following (the appropriate Council action is noted below each):

- A. Take no action.

(Council should so resolve.)

- B. Advance the project on the Initiative again.

(Council should instruct the City Engineer to bring it forward in his paving program.)

- C. Undertake the project on Special Grounds.

(Council should pass the formal resolution which has been prepared - this would require 8 affirmative votes.)

- D. 'Deferred Special Grounds' - Special Grounds but with the matter deferred for, say, three weeks and the Property Owners notified and given the opportunity to be heard. This is a compromise between B and C, in that it gives the Property Owners a voice but not a formal 'vote' to defeat the project.

(Council should defer the matter for, say, three weeks and instruct the City Clerk to notify the Property Owners that Council will then consider undertaking the project on Special Grounds and that they will, if they wish, be heard at that time.)

During that same interval, we would attempt to resolve or clarify concerns which they may have about drainage, access, etc.).

DISCUSSION

In view of the defeat of the 1975 Initiative (11 of 16 objecting), another Initiative (alternative B) seems likely to result in another defeat. Also, the gathering of the formal objections could add to the polarization within the block.

MANAGER'S REPORT, JANUARY 5, 1979 (WORKS: A1 - 6)

Clause No. 5 cont'd:

We rather favour alternative D, 'Deferred Special Grounds,' but whether either alternative C or D is justified, depends on what weight Council gives to the argument that double-fronting owners, having been relieved of one half of their frontage on one street, should be prepared to pay the other half on the other street. Of these two, alternative D seems better because it gives the owners the opportunity to be heard, although not a formal 'vote' to defeat the project."

The City Manager notes that four alternative courses of action are presented to Council for decision.

The City Manager RECOMMENDS Alternative D: That Council notify property owners that on February 6, 1979 Council will consider undertaking the project on special grounds, and that Mr. Hay and other owners will be heard on that date as delegations.

FOR COUNCIL ACTION SEE PAGE(S) 19

A-2

MANAGER'S REPORT, January 5, 1979 (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERSRECOMMENDATION1. 121 West 5th Avenue - Mrs. Edna Spreckley

The Director of Permits and Licenses reports as follows:

"The above premises came to the attention of this Department in July, 1978 as a result of a complaint from Mr. K. Cristall, Barrister & Solicitor, acting on behalf of Gabriel A. Mordo & Son Ltd. who could not renew the insurance on their building at 125 West 5th Avenue as the result of the condition of the adjacent property.

Our Inspection Services reported that both the front and rear yards of 121 West 5th Avenue were entirely covered with various objects that might create an accident or fire hazard. These items are, among others, used appliances, stacks of flattened cardboard cartons, old lumber, wooden crates, dilapidated furniture, rolls of wire mesh, a boat hull, used auto parts and unlicensed automobiles. This material reaches a height of approximately 10 feet in various places.

A letter was sent in July, 1978 to the registered owner of the property, a Mrs. Edna Spreckley, asking her co-operation to initiate a clean-up and a 30 day recheck period was given. A recheck in August indicated that no action had been taken and a prosecution notice was prepared and delivered to Mrs. Edna Spreckley on August 29, 1978. At that time Mrs. Spreckley stated that she was the registered owner of the property and refused to remove the materials from the site. Further rechecks in September, 1978 indicated no change in the condition of the site or the house. The District Fire Warden has also inspected the property and considers the site to be in a hazardous condition.

The matter was referred to the Law Department for the laying of charges but after discussion with the Director of Legal Services, it was felt that the better course of action would be to have the owner or agent appear before Council to show cause why the objects stored on the property should not be declared a nuisance.

It is therefore recommended that the registered owner or her agent of the above property be requested to appear before City Council and show cause why the objects stored on the site at 121 West 5th Avenue should not be declared a nuisance under Section 324A of the Vancouver City Charter."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) ... /9

A-4

Manager's Report, January 5, 1979 . . . (BUILDING: A-4 - I)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Hardship Cases

The Director of Permits and Licenses reports as follows:

"On October 14, 1977, City Council considered a report for establishing guidelines for the Hardship Policy. In this report, one of the concerns of your officials was that, any future decisions made on Hardship Applications should return more closely to the original intent of Council when the Hardship Policy was initiated many years ago. To achieve this, the report requested a condition that an owner must have lived on the property for a minimum of two years when an application is made on economic grounds.

When the Standing Committee on Community Services reviewed this report, they expressed concern about this two year requirement as they felt that many young couples, in order to meet mortgage payments on new homes must have suites in basements, however illegal they might be, and therefore recommended that this requirement be deleted. Council concurred with the decision of the Standing Committee but requested a report from the Director of Permits and Licenses in one years time with respect to this matter.

Since the adoption of the guidelines on February 7, 1978, the Hardship Committee have been able to make more precise decisions that clearly reflect the intent of the original Hardship Policy and Council has in most cases, supported the decisions of the Hardship Committee.

On October 31, 1978, City Council passed a further resolution instructing that Hardship Applications are not to be considered for illegal accommodation in new buildings built since January 1, 1975. In view of Council's support of the decisions of the Hardship Committee over the last year, the resolution of October 31, 1978, and the fact that the new guidelines are working, it is recommended that the requirement that an owner shall have lived on the property for a minimum of two years to be eligible for hardship consideration on economic grounds, not be implemented."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. Kensington N.I.P. - Improvements to Glen Park

The Director of Planning reports as follows:

"On April 4, 1978, City Council approved the Kensington N.I.P. Concept Plan, which included \$65,000 for improvements to Glen Park, located at 24th Avenue and Glen Drive.

On June 26, 1978, a public meeting was held to allow interested citizens to discuss proposals for Glen Park and since that time the Park Board designer has held numerous meetings with Planning staff, the N.I.P. Planning Committee and staff members of the adjacent Sir Charles Dickens School Annex in order to finalize the proposed improvements to the park. (See Appendix "A").

Manager's Report, January 5, 1979 . . . (BUILDING: A-4 - 2)

Clause 2 continued

The proposed improvements include an expansion of the existing children's creative play area, the replacement of the badly deteriorated hard-surface play area, overall improved drainage and removal of some blacktop to expand the open play area. Numerous benches and litter containers are proposed to facilitate the use of the already well treed park by surrounding community residents.

The cost of the improvements is estimated by Park Board to be \$63,733, which includes a 15% contingency of \$8,313. At their regular meeting on December 6, 1978, the Kensington Citizens' N.I.P. Planning Committee recommended expenditure of N.I.P. funds for the proposed improvements to Glen Park.

The Provincial Government and the Central Mortgage and Housing Corporation concur with the appropriations for the plan recommended in this report.

The Director of Planning therefore recommends the appropriation of \$63,733 from the Kensington Neighbourhood Improvement Program Social and Recreational Account 891/8704 for the implementation of improvements to Glen Park, to be shared as follows:

Federal	\$31,866.50
Province of B.C.	15,933.25
City	<u>15,933.25</u>
Total	\$63,733.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Kensington N.I.P. - First Church of the Nazarene Recreation Area

The Director of Planning reports as follows:

" BACKGROUND

One of the objectives of the Kensington Neighbourhood Improvement Program is to provide improved recreation facilities wherever possible. Representatives of the First Church of the Nazarene recently approached the Kensington Citizens' N.I.P. Planning Committee for assistance in upgrading and improving the recreation area/parking lot adjoining the church to provide better facilities for the Church's programs and for use by the surrounding community residents. The church is located at East 19th Avenue, at Windsor and Kingsway, in an area which would benefit from improved recreational opportunities.

PROPOSED PROJECT AND USE

The area adjoining the church is approximately 100' x 105', currently has about one-third of its area paved and is outfitted with two removable volleyball poles and a net. The proposal developed by the Church, and agreed upon by the N.I.P. Committee, would be to pave the entire area with two inches of standard parking lot quality asphalt and install two basketball poles with nets and four volleyball poles with nets. The estimated cost of this project is \$6,100, of which \$1,600 is for equipment. The Church members have agreed to assume responsibility for marking out the courts, maintenance of the area, as well as any costs over the \$6,100. The main activities that are planned for include volleyball, basketball, checkers, shuffleboard and badminton.

At the present time the area is used for organized activities, volleyball, etc., each Wednesday evening throughout the year, for either children or adults. The new programs that are planned which will use the new recreation area include:

- recreation programs for local youth during the summer weekends;

Manager's Report, January 5, 1979 . . . (BUILDING: A-4 - 3)

Clause 3 continued

- recreation programs for Grade 7's throughout the year on Wednesday afternoons;
- shuffleboard and checkers for Church Seniors once a month on Wednesday mornings;
- program for mothers in the community and mothers of children located in Church daycare that would include recreational activities.

The area would be available for unorganized activities when no organized program is in progress. This would be afternoons, Saturdays, some evenings and most mornings. The availability of this hard-surfaced play area for unorganized play by the community residents is perceived to be the major advantage of this proposal. Further details of the Church's operation are included in their letter, which is attached as Appendix "A".

Central Mortgage and Housing Corporation and the Province of British Columbia have been advised of and concur with the spending of N.I.P. funds in this manner, provided that agreement is made between the City and the First Church of the Nazarene assuring public access for a minimum of five years.

When the Kensington N.I.P. Concept Plan was approved by City Council in April, 1978, a certain portion of the funds was set aside in a contingency fund for projects that were not fully developed at the time or projects that arose during the implementation phase. Since this project falls into the latter category, funds should be taken from the contingency account.

RECOMMENDATIONS

The Director of Planning recommends:

- A. That City Council approve the appropriation of \$6,100 from the Kensington N.I.P. Contingency Account 891/8707 as a capital grant, for improvements to the First Church of the Nazarene Recreation Area. The costs would be shared as follows:

City	(25%)	\$1,525
Province	(25%)	\$1,525
Federal	(50%)	\$3,050

- B. That the City enter into an agreement with the First Church of the Nazarene, satisfactory to the Director of Planning and the Director of Legal Services, assuring community access to the recreation area adjoining the First Church of the Nazarene at 999 East 19th Avenue for a minimum period of five years."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

4. 6875 Balaclava Street - D.P.A. No. 82675

The Director of Planning reports as follows:

"Development Permit Application No. 82675 has been filed by Mr. H. B. O'Toole, to construct a stable on this site. Mr. O'Toole also submitted a letter requesting permission to keep eight (8) horses on this site which is located in an RA-1 District.

Section 10.18.2 of the Zoning and Development By-law states that the keeping or housing of horses is subject to the approval of City Council.

Manager's Report, January 5, 1979 (BUILDING: A-4 - 4)

Clause 4 continued

The Director of Planning approved Development Permit Application No. 82675 on December 18, 1978 thereby permitting the construction of a 34'0" x 56'0" stable on this site and the keeping of a maximum of eight (8) horses on this site, subject to the following condition:

- 1) Prior to the issuance of the Development Permit, this application is subject to Council's approval for the keeping of eight (8) horses on report from the Director of Planning.

The Director of Planning recommends that City Council approve the keeping of a maximum of eight (8) horses on this site."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 19 & 20

A-6

MANAGER'S REPORT, January 5, 1979 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Austin Hotel, 1221 Granville Street
Fire By-law Compliance

The Fire Chief reports as follows:

" At the Council meeting of November 7th, 1978, the owner of the Austin Hotel, Mr. S. Somani, appeared before Council to show cause why his license should not be revoked for failing to comply with the Fire By-law.

Mr. Somani informed Council that he agreed to complete the necessary work within two months, with the exception of two items he was entitled to appeal under the new by-law provisions.

The Fire Chief reports that an inspection was made January 3, 1979 and Mr. Somani has completed the work required by Council, to the satisfaction of the Fire Chief.

The appealable items under the revised Fire By-law will be dealt with by the Building Board of Appeal at a later date.

This report is for Council's information and no further action by Council is necessary in this matter. "

The City Manager submits the foregoing report of the Fire Chief for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 20

A-7

MANAGER'S REPORT, JANUARY 5, 1979 (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION:1. Investment Matters (Various Funds) November 1978

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of November 1978.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF NOVEMBER 19781. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Nov.1	Canadian Imperial Bank of Commerce	Dec. 16/78	\$ 1,518,226.85	\$ 1,500,000.00	44	10.08
1	Royal Bank of Canada	Nov. 2/78	1,000,246.58	1,000,000.00	1	9.00
2	Royal Bank of Canada	Nov. 3/78	500,123.29	500,000.00	1	9.00
2	Royal Bank of Canada	Nov. 7/78	1,001,232.88	1,000,000.00	5	9.00
7	Bank of British Columbia	Apr. 30/79	1,576,011.78	1,500,000.00	174	10.63
8	Bank of Canada	Nov. 10/78	500,273.97	500,000.00	2	10.00
8	Bank of Nova Scotia	Mar. 15/79	1,036,986.58	1,000,000.00	127	10.63
8	Royal Bank of Canada	Nov. 14/78	500,760.27	500,000.00	6	9.25
16	Mercantile Bank of Canada	Apr. 12/79	1,042,690.41	1,000,000.00	147	10.60
17	Royal Bank of Canada	Nov. 20/78	2,501,284.25	2,500,000.00	3	6.25
20	Bank of Montreal	Dec. 5/78	2,007,808.22	2,000,000.00	15	9.50
30	Royal Bank of Canada	Dec. 5/78	3,503,356.15	3,500,000.00	5	7.00
			\$16,689,001.23	\$16,500,000.00		

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Nov.6	City of Vancouver 8.00%	Apr. 1/91	CAN\$ 10,000.00	86.25	CAN\$ 8,625.00	12/6	9.95
28	City of Vancouver 8.75%	Sep. 30/88	US\$200,000.00	US95.00	US\$190,000.00	9/10	9.55

Chartered Bank Deposit Receipts and Government Notes Days

Nov.1	Royal Bank of Canada	Dec. 1/78	CAN\$1,008,260.27	CAN\$1,000,000.00	30	10.05
1	Bank of British Columbia	Apr. 30/78	CAN\$3,784,280.55	CAN\$3,600,000.00	180	10.38
			CAN\$4,792,540.82	CAN\$4,600,000.00		
			CAN\$4,802,540.82	CAN\$4,608,625.00		
			US\$ 200,000.00	US\$ 190,000.00		

MANAGER'S REPORT, JANUARY 5, 1979 (FINANCE: A7-2)

Clause #1 continued:3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Nov. 30	Vancouver City Savings Credit Union	Jan. 15/79	\$ 2,989,036.99	\$ 2,950,000.00	46	10.50

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT NOVEMBER 30, 1978.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 56,407,845.76	\$ 54,500,000.00"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Riley Park N.I.P. Appropriation of Funds:
Hillcrest Park Fieldhouse Improvements

The Director of Planning reports as follows:

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which earmarked up to \$27,600.00 for improvements to fieldhouses in local parks. On 25 July, 1978, City Council approved an appropriation of N.I.P. funds in the amount of \$26,134.00 to be matched with other funds for improvements to Riley and Prince Edward Parks fieldhouses. These improvements are now under construction. The only remaining local fieldhouse is in Hillcrest Park. The purpose of this report is to recommend an appropriation of N.I.P. funds also to be matched with other funding to achieve the necessary rehabilitation of the Hillcrest Park fieldhouse.

Proposed Project:

The design process for the improvements to Hillcrest Fieldhouse involved inspection and review of existing conditions and listing of proposed changes by the Riley Park Citizens' N.I.P. Planning Committee, Vancouver Park Board, the live-in caretaker, and R.R.A.P. staff. The improvement proposals were finalized after extensive discussion by these groups based on the following objectives:

- a) To improve the existing public recreation space based on current needs;
- b) To alter and improve the fieldhouse residence so that over time, caretakers can be retained, such as a retired or college age couple, who can establish better rapport with park users (the existing residences can only readily accommodate single people);
- c) To create more vandal-proof conditions; and
- d) To provide general upgrading to current architectural standards and to assure that the fieldhouses will be attractive components in their parks.

MANAGER'S REPORT, JANUARY 5, 1979 (FINANCE: A7-3)

Clause #2 continued:

Upon completion of the improvements, the Citizens' Planning Committee intends to suggest to the Park Board various changes to hiring policies and work specifications for fieldhouse caretakers to ensure that the caretaker function relates more specifically to the local situation. Preliminary discussions have already taken place with Park Board staff on this matter.

The proposed improvements to Hillcrest Fieldhouse are itemized along with cost estimates in attached Appendix I. These improvements include renovation and a slight expansion of the existing caretaker's residence; upgrading of the two existing changing rooms and general improvement of exterior finishing, painting and heating of the building. All improvements would occur within the existing building envelope without additions of floor space to the structure.

Proposed Project Funding:

In the original allocation for improvements to local fieldhouses, funds were tentatively earmarked from N.I.P., Park Board and R.R.A.P. sources as per column one of Exhibit A, below. To achieve the necessary improvements to the Riley and Prince Edward Parks Fieldhouses, funds were Appropriated on 25 June, 1978 as per column two of Exhibit A, below. Thus, from the original funds earmarked for fieldhouses improvements, \$5,432.00 is still available for investment in the Hillcrest Park Fieldhouse (column 3, Exhibit A).

Exhibit A

	<u>Column 1</u> Original Allocation on 26 July, 1977 for 3 fieldhouses	<u>Column 2</u> Appropriation for Prince Ed and Riley Park fieldhouse imp.	<u>Column 3</u> Funds remaining for Hillcrest Park Fieldhouse imp.
Riley Park N.I.P.	\$27,600.00	\$26,134.00	\$1,466.00
Vancouver Park Bd.	\$27,600.00	\$26,134.00	\$1,466.00
R.R.A.P.	\$ 8,500.00	\$ 5,000.00	\$2,500.00
Total	\$62,700.00	\$57,268.00	\$5,432.00

The Director of Planning and Riley Park Citizens' N.I.P. Planning Committee feel that this project should proceed with additional funding provided from the Riley Park N.I.P. Contingency Account. On this basis, funding would be shared as follows:

Riley Park N.I.P. Social/Recreation Facilities Account #898/9412	\$1,466.00
Vancouver Park Board	\$1,466.00
R.R.A.P. (to be used only for that portion of the work which is for renovation of caretaker's residence)	\$2,500.00
Riley Park N.I.P. Contingency Account #898/9416	\$ 5,432.00
Total Project funding	\$25,378.00
	\$30,810.00
	=====

The Director of Planning and Riley Park Citizens' N.I.P. Planning Committee feel that this extra investment of N.I.P. funds is warranted because:

- a) the project is an important neighbourhood improvement priority;
- b) the nature and costs of improvements necessary to achieve the goals for fieldhouses as noted above have been found to be greater than anticipated both as a result of the detailed design process and through the experience of tendering the first two fieldhouse renovations; and
- c) the Park Board is unable to allocate additional funding beyond their current commitment because of the constraints on their own budget.

Clause #2 continued:

The Central Mortgage and Housing Corporation as in the previous fieldhouse projects, has given approval in principle to the application of R.R.A.P. for the Hillcrest fieldhouse residential unit and only the grant of \$2,500.00 per unit is proposed to be used. In order for the City to receive the proposed R.R.A.P. funds, Central Mortgage and Housing Corporation has indicated that the City (as the landlord) must sign a Security Mortgage as per statute requirements for a R.R.A.P. grant. The Director of Legal Services indicates that according to Section 192-A of the City of Vancouver Charter, "the Council shall have power to make the City a party to any agreement to which under the terms of any Act of the Dominion or the Province it is contemplated that municipalities may be parties and which the Council deems will be for the benefit of the City". It is therefore necessary for Council to authorize that a Security Mortgage be finalized so that the R.R.A.P. application can be completed. This procedure has already been undertaken for Riley and Prince Edward Parks fieldhouses, now under construction, and has caused no difficulties.

The Central Mortgage and Housing Corporation and the Province of B.C. have been advised and concur with the proposed N.I.P. expenditure for this project. The Central Mortgage and Housing Corporation is also prepared to approve the R.R.A.P. application through the normal process if the Security Mortgage is undertaken.

The Director of Planning recommends

- A) THAT Council approve an expenditure of up to \$26,844.00 to be Appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 (\$1,466.00) and the Riley Park N.I.P. Contingency Budget Account #898/9416 (\$25,378.00) for improvements to Hillcrest Park Fieldhouse, subject to contribution of Park Board funds as per their commitment; the N.I.P. cost to be shared as follows:

Central Mortgage & Housing Corp. (50% of total)	\$13,422.00
Province of B.C. (25% of total)	\$ 6,711.00
City of Vancouver (25% of total)	\$ 6,711.00

- B) THAT Council endorse the proposed application by the Superintendent of Parks for R.R.A.P. funds up to the grant maximum of \$2,500.00 and THAT Council direct the Director of Legal Services to finalize the necessary Security Mortgage so that the proposed R.R.A.P. application can be completed.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

3. Janitorial Staff - Kitsilano War Memorial Community Centre

The Superintendent of Parks and Recreation reports as follows:

"On October 4th, 1977, Council approved additional funds for construction at Kitsilano War Memorial Community Centre, which brought the total funding for the project to \$725,833. Construction was completed during July 1978 and the facility was officially opened September 10th, 1978.

MANAGER'S REPORT, JANUARY 5, 1979 (FINANCE: A7-5)

Clause #3 continued:

This project included constructing an elevated covered walkway from the then recently completed ice rink to the Community Centre, developing a mezzanine floor in the ice rink, adding a section to the Community Centre to be used as administration offices and renovating much of the Community Centre. These renovations included the installation of a health club area with sauna and whirlpool. In total, about 260 square metres (2,800 sq. ft.) of floor space were added to the facility resulting in a total floor area of 2,434 square metres (26,200 sq. ft.) in the Community Centre and 3,456 square metres (37,200 sq. ft.) in the ice rink building.

On July 25th, 1978, Council approved an operating budget for the new health club for 1978 as follows:

	<u>Six Months</u>
Health Club Attendant (permanent)	\$ 7,423
Swimming (health club) Instructors II (20 hours per week summer, 70 hours per week winter)	
plus	
Cashiers (25 hours per week summer, 60 hours per week winter)	\$14,453
Publicity and Promotion	\$ 1,000
Equipment Maintenance	\$ 2,000
Building Maintenance	\$ 3,000
	<hr/>
	\$27,826
Revenue Estimate	17,835
	<hr/>
NET	\$10,041
	<hr/>

This funding was based on a five day per week health club operation for July 17th to September 1st and a seven day per week operation for September 5th to December 31st. The community centre and ice rink operate on a seven day per week opening.

Approved janitorial staffing in the community centre portion of the complex is one permanent Building Service Worker I. In addition, including the funds approved July 25th, 1978, funds approved for casual janitorial staff amount to about \$7,300, which is sufficient to cover three man days per week for 12 months. The total available janitorial time is, therefore, eight man days per week.

Because of the increased size of the facility and the addition of the health club, which requires more intense cleaning than other rooms in the complex, the present level of janitorial staffing is inadequate. The standard workload for janitorial is about 1,500 square metres per day per employee. Thus, at this facility 1.6 man days/day would be required. Experience at Trout Lake Complex has shown that, because of reduced use on weekends, janitorial staff can handle about 1,700 to 1,800 square metres per day provided the Iceman-Janitors from the ice rink can assist occasionally. This reduces the requirement to about 1.4 man days each day, which requires two full time Building Service Workers. (10 man days per week ÷ 7 days = 1.4 man days each day) Coverage for vacation and other short term absences can be provided by the Iceman-Janitors.

MANAGER'S REPORT, JANUARY 5, 1979 (FINANCE: A7-6)

Clause #3 continued:

I recommend, therefore, that an additional permanent Building Service Worker I position be established at Kitsilano Community Centre, subject to classification by the Director of Personnel Services. The cost of this proposal will be \$13,510 per year (mid-range including fringe benefits, 1978 rates) of which \$7,300 is available in Park Board accounts. Funding for 1979 will be included in the 1979 Park Board budget.

A copy of this report has been provided to the V.M.R.E.U."

The Administrative Analyst has reviewed this request and concluded that it is in line with janitorial services provided in other community facilities. It was an error not to provide for the position in the budget request considered by Council on July 25, 1978.

The City Manager RECOMMENDS approval of the foregoing recommendation of the Superintendent of Parks and Recreation, to add to the establishment of Kitsilano Community Centre one permanent Building Service Worker I, and to abolish the allowance of \$7,300 p.a. for casual janitorial services.

FOR COUNCIL ACTION SEE PAGE(S) 20

MANAGER'S REPORT, JANUARY 5, 1979 (PERSONNEL: A8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Corporate Planning Retreat Session for Senior Officials

The City Manager reports as follows:

One of the major areas identified for improved functioning of the City's administrative organization through the recent series of Departmental Reviews has been the area of "Corporate Planning and Managerial Accountability."

Several departments and your consultant recommended the City undertake some type of corporate planning process. Some cities have established corporate planning groups to undertake this work; others have concentrated on co-ordinative mechanisms and co-operative working styles to achieve the same ends.

The City Manager does not believe that Council would wish to set up a separate Corporate Planning Office (as was done in Edmonton) or to increase the staff for this purpose in the Manager's Office.

In the City Manager's view, the preferred alternative is to base our corporate planning activities on our present organization and train your senior departmental staff in Corporate Planning skills. This requires them to delegate more departmental duties so that they may have time to work as a team, together with the Manager, to forecast comprehensively the City's changing needs and to propose to Council measures to meet these effectively. Closer co-operation between department heads also benefits the routine functioning of the City. Collaboration on the early planning and problem solving phases is more effective than seeking concurrences at the later implementation phases of civic initiatives.

With the advice of a management consultant, the Deputy City Manager and Training Co-ordinator have tentatively planned a two-day retreat for 22 senior staff, and are hereby submitting it for Council approval. The proposed retreat would be held on Thursday evening, Friday and Saturday, February 22, 23 and 24, 1979 at the Island Hall Hotel in Parksville, B.C., and would focus on two principal areas -- Corporate Planning and Senior Management Team Building. The work program would be intense and spouses would not be invited. The discussions would lead to recommendations to Council on the City's approach to corporate planning and management.

If the City's approach involves further discussion sessions, it is planned to involve Council in these. However, for the first of these, it is desirable that the Manager's Office and senior staff work through the immediate issues.

The Deputy City Manager and I will participate in the session and the group would be assisted by two co-facilitators; the City's Training Co-ordinator, D. R. Nightingale, and Dr. A. J. Reilly of University Associates of San Diego, California and Toronto, Ontario. Beginning in January, 1979, Dr. Reilly will be working for one year with a major Vancouver based engineering firm, helping their senior management organize its planning capability. Dr. Reilly's curriculum vitae is attached for the information of Council.

A list of those who would participate is attached for the information of Council. Also attached is a partial list of the type of items that would be addressed by the group during the retreat.

The cost of the retreat would be approximately \$6,500.00 broken down as follows:

Travel for 22 people	\$ 400.00
Accommodation and Meals	2,100.00
Consulting Fees	<u>4,000.00</u>
	\$6,500.00

MANAGER'S REPORT, JANUARY 5, 1979 (PERSONNEL: A8 - 2)

Clause No. 1 cont'd:

This type of training would normally be financed out of the City's overall budget for staff training. Since the 1979 budget has not yet been established, it is requested that Council approve the expenditure in advance of the budget.

All the participants would be contributing two of their own evenings and one day of their weekend towards this effort, while the City would provide one work day on Friday, February 23, 1979.

I RECOMMEND that Council approve the expenditure of up to \$6,500.00 for the purpose of conducting a Corporate Planning session for senior officials, as described above.

FOR COUNCIL ACTION SEE PAGE(S) 21

A-9

MANAG ER'S REPORT, JANUARY 5, 1979 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Lease Option - Branch Library
Champlain Mall

The Director of the Vancouver Public Library reports as follows:

"Columbia Commonwealth Ltd., owners of Champlain Mall at 54th Avenue and Kerr Road is now in the process of developing basement space for office and institutional use and has offered to lease some of the area for library use.

The Vancouver Public Library has, for some time, been seeking to relocate in this vicinity, but will not be able to finalize its plans respecting this site until early in 1979.

Inasmuch as the owners have other prospective tenants waiting to lease the space and further as there does not appear to be any other suitable alternative site for library purposes it was considered realistic to put a hold on the offered space pending the library's determination of the need and size for the proposed branch, and the City Council's decision on funding it.

In this regard the owners have agreed to grant the City an option on the proposed area on the basis of the letter dated November 27, 1978 from Columbia Commonwealth Limited.

The City Manager together with Mr. Charles Cotterall, Chairman of the Library Board, have endorsed the option and the option consideration of \$2,000.00 has now been advanced to the owners subject to the required approval of City Council to make the option agreement binding on the City.

This money is being charged as a pre-paid expense; if the lease is not proceeded with it will be charged to the Library's Gifts & Grants Account.

It is recommended that City Council approve the option agreement on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

2. Sale of Industrial Property -
Intersection of Georgia and Glen Streets

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lots 8 & 9, Block 95, D.L. 181, Plan 196.
Situated at 1090 E. Georgia Street.

Zoned M-1

NAME	APPROX. SIZE	SALE PRICE	TERMS
Amato Holdings Ltd.	45'x122'	\$ 72,000.00	Cash

Conditions of Sale:

- (a) Subject to Existing Month to Month Tenancy.
- (b) Subject to purchaser consolidating Lots 8 & 9 to create one parcel.
- (c) Subject to purchaser obtaining a development permit on the consolidated site within 120 days from date of Council approval of the sale.

MANAGER'S REPORT, JANUARY 5, 1979 (PROPERTIES: A9 - 2)

Clause No. 2 cont'd:

- (d) Date of sale to be established as 120 days from Council approval of the sale or the date of issuance of a development permit whichever is the sooner."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

3. Rental review - Rogers Street End
V. M. Dafoe Machine Shop

The Supervisor of Properties reports as follows:

"A portion of the west half of the easterly 66' of foreshore Lot D, lying to the north of Lots 1-6, Block 1, D.L. 182, is leased to V.M. Dafoe Machine Shop for 20 years from January 1, 1969.

The improvements consist primarily of an old frame workshop constructed by the Lessee which reverted to the City in 1969.

The rent is subject to review as of January 1, 1979 and after negotiation, the Lessee has agreed that it be increased from \$225.00 per month plus taxes to \$489.48 per month plus taxes.

The Supervisor of Properties is of the opinion that the rent represents market value and recommends that for the period January 1, 1979 to December 1, 1983, the rent be set at \$489.48 per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Subdivision of City Lands situated at 41st & Clarendon

The Supervisor of Properties reports as follows:

"City owned lots 16, 17 & 18 of Lots 1 - 6, Subdivision 3, Blocks 1 - 4 and 12 - 15, D.L. 721, Plan 4615 were acquired by tax sale in 1942 and have been reserved from sale for future road widening and replotting purposes. These lots are approximately 42.5' x 99.5' (12.95 m x 30.36 m) in size and located in an area zoned RS-1 (single family dwelling district).

Prior to the marketing of these lots the City Engineer requires the North 17' of these lots for the future widening of 41st Avenue at that location.

As this reduces the lots to an unacceptable size it is considered necessary to resubdivide the balance of these lots to create two marketable parcels.

The City Survey Branch has prepared a plan of subdivision to dedicate the 17' strip for road purposes and create two lots approximately 41.5' x 127' (12.68 m x 38.75 m) in size.

This plan of subdivision has been approved by the Director of Planning and it is therefore recommended that the Director of Legal Services be authorized to execute the plan on behalf of the City and arrange for registration in the Land Registry Office."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

BMANAGER'S REPORT

January 4, 1979

TO: Vancouver City Council
SUBJECT: View Corridor - North End of Hornby Street
CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Manager reports as follows:

On November 23, 1978, the Planning & Development Committee considered the problem of the 100' lot blocking the north end of Hornby Street. It is owned by Dominion Construction and is assessed at a market value of about \$3,000,000. It is now used as a parking lot, but the owner wishes to construct an office building on the site.

Any such building will seriously block the scenic views down Hornby Street. However, it was questioned whether the City had the power to deny the owner all development rights in order to preserve the view.

The architect on behalf of the owner presented a concept of a tall building which would cover 60 ft. of the 100 ft. frontage and would leave a 40 ft. corridor for views and for pedestrian connection.

Instead of dealing with this concept or with any other development concept allowing partial view preservation, the Committee was of the opinion that no building should take place on the site, but that ways might be found to compensate the owner in other ways.

The Committee then recommended:

"THAT the new Council appoint a small Committee consisting of the City Manager, Director of Planning, City Engineer and Chairman of the Planning and Development or other appropriate Committee to explore various alternatives to having a building on this site";

and this was approved by Council on December 12, 1978.

Consequently, Council is now asked to CONSIDER whether they wish to proceed with the appointment of a small committee to explore alternatives with the owner.

If so, the City Manager RECOMMENDS that it consist of the four members suggested by the Planning and Development Committee: City Manager, Director of Planning, City Engineer and Chairman of the Planning and Development Committee.

FOR COUNCIL ACTION SEE PAGE(S) 21

MANAGER'S REPORTDATE January 4, 1979

C

TO: Vancouver City Council

SUBJECT: Preliminary work for
Opening of Marine Way near Boundary Road

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Due to inclement weather, whereby the continuing cold has frozen the ground, 123 employees of the Engineering Department were laid off on January 3, 1979. These employees had been engaged in various asphalt and concrete maintenance works. These functions could not be continued. Other useful jobs have been found which are not affected by the cold weather to the same degree. For instance, the clearing of the remainder of the roadways in Champlain Heights has been advanced so that some employees can be usefully employed. By the end of last week, only 66 men were unable to work. If the cold weather continues throughout this week, more work of this nature will have to be found. One project which has been approved by Council in principle but not in detail, is the opening of Marine Way near Boundary Road. Two roads can be cleared of brush and with Council's permission approximately 30 men can be employed for 5 days. Other works such as the re-grading of Boundary Road near Marine Drive have not yet been advanced to the approval stage where work can commence.

Recommended that funds in the amount of \$20,000 for the preliminary clearing and grading necessary for the streets involved in the opening of Marine Way be approved in advance of the 1979 Streets Capital Budget."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 21

D

MANAGER'S REPORTDate January 2, 1979

TO: Vancouver City Council
CLASSIFICATION: RECOMMENDATION
SUBJECT: City-owned Property,
North Side 47th Avenue, East of Balsam Street

The Supervisor of Properties reports as follows:

"The subject property which is held in the Property Endowment Fund, has dimensions of 16.5' x 120' and an area of 1,980 square feet. The adjoining owner of Lot 24 presently has the free use of the lot for garden purposes. This lot is considered marketable as there have been similarly small lots developed with single family dwellings.

At the Property Endowment Fund meeting held on October 26, 1978 it was resolved that the Supervisor of Properties be authorized to negotiate a satisfactory lease with the adjoining owners of Lot 24 whereby the said owner may continue to enjoy the use of E½ of Lot 25, Subdivision 11, Block 1, D.L. 526, subject to their agreement to offer the City first option to purchase should they decide to sell their Lot 24.

Following negotiations with the solicitor representing the owners of Lot 24, the following arrangement has been agreed upon:

- A. City owned E½ of Lot 25, Subdivision 11, Block 1, D.L. 526 be rented to Mr. & Mrs. Eberhardt, the owners of abutting Lot 24, Subdivision 11, Block 1, D.L. 526 for \$1.00 per annum plus taxes as if levied.
- B. The City to have the 'Right of First Refusal' to purchase Mr. & Mrs/ Eberhardt's property (Lot 24, Subdivision 11, Block 1, D.L. 526) if they decide to sell. Necessary documents to be prepared by the Director of Legal Services.
- C. This rental agreement to take effect as of January 1, 1979."

It is RECOMMENDED that the Supervisor of Properties be authorized to lease City owned E½ of Lot 25, Subdivision 11, Block 1, D.L. 526 on the foregoing basis.

FOR COUNCIL ACTION SEE PAGE(S) 22